

## MOTION

On August 8, 2000, the Council adopted a Motion instructing the Planning Department to initiate and complete proceedings to establish a Historic Preservation Overlay Zone (“HPOZ”) in Pico-Union, a neighborhood within the Westlake Community Plan area. On August 3, 2004, the Council adopted Ordinance No. 176,156, which created the Pico-Union HPOZ.

The Planning Department contracted with Historic Resources Group (“HRG”) to conduct a historic survey of this area (“Historic Resources Survey”), which started on November 1, 2001, and was completed in July, 2003. The survey comprised over 1,500 parcels. In 2002, HRG indicated that the Greenwell Tract, Block 4, Lots 1-8 and 12-21 (i.e., the commercial building located at 1330 W. Pico Boulevard) (“Property”) was not recommended for inclusion in the proposed Pico-Union HPOZ, given that the structure on the Property did not retain its association with the historical development of the area as a result of loss of material integrity or was built after the period of significance. (*See* California Historical Resource Status Code 6.) The Cultural Heritage Commission adopted HRG's recommendation on December 17, 2003. Despite the Cultural Heritage Commission's action, a portion of the Property was mistakenly included in the final Pico-Union HPOZ boundary adopted by the Council.

The Historic Resources Survey concluded that a portion of the Survey Area met the criteria for HPOZ designation because the majority of the buildings were the original structures dating from the late 19<sup>th</sup> century through the early 1930s. The area includes 528 structures identified as “Contributing” and 270 structures identified as “Non-Contributing.” Many of the buildings in the Survey Area are original structures for the development of this area from the late 19<sup>th</sup> century to the early 1930s. They retain their historic design and unique architecture. Some of the most common architectural styles include Queen Anne, American Foursquare, Craftsman, Colonial Revival, Classical Revival, Mission Revival, Spanish Colonial Revival, and Tudor Revival.

The Pico-Union HPOZ boundary cuts through the Property, which to reiterate, is located at 1330 W. Pico Boulevard, Los Angeles, CA 90015, and one-third of the Property is outside the Pico-Union HPOZ and approximately two-thirds of the Property is within the boundary. The building at the Property is a split-face concrete block, two-story industrial building constructed between 1966-1968, which is outside the periods of historic significance (1860-1910, 1890-1920, 1920-1940). The building is not consistent with any of the architectural styles worthy of preservation; nor is it a residential structure, which was the primary purpose behind the preservation efforts. On October 19, 2017, HRG reaffirmed that the Property should not have been included in the Pico-Union HPOZ.

**I THEREFORE MOVE** that the Council instruct the Planning Department, in consultation with the City Attorney, to prepare and present an ordinance, to remove the inclusion of the property located at 1330 West Pico Boulevard, Los Angeles, CA 90015 within the geographical boundaries of the Pico-Union Historic Preservation Overlay Zone adopted in 2004, inasmuch as the property is a non-contributing industrial building constructed between 1966-68 that is outside the period of historic significance (1860-1940); and the building is not consistent with any of the architectural styles worthy of historic preservation, nor a residential structure, which was the primary purpose of the Pico-Union HPOZ.

**PRESENTED BY:** \_\_\_\_\_

**GILBERT A. CEDILLO**  
Councilmember, 1<sup>st</sup> District

**SECONDED BY:** \_\_\_\_\_

